

**Unsolicited Conceptual PPEA Proposal**  
**for the**  
**New Fauquier County High School**

Presented to:

**Fauquier County Public Schools**

March 16, 2005

Submitted by:

**Dominion Building Partners, LLC**

Angler Development, LLC

Miller Brothers, Inc.

Daniel Cook & Associates, Inc.

**DOMINION BUILDING PARTNERS, LLC**

c/o Angler Development, LLC  
170 West Shirley Avenue, Suite 101  
Warrenton, Virginia 20186  
(540) 349-5090  
Fax: (540) 349-2537

March 16, 2005

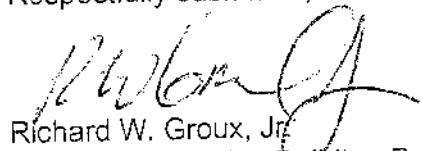
Ms. Susan Monaco  
Procurement Supervisor  
Fauquier County Procurement Division  
320 Hospital Drive, Suite 23  
Warrenton, Virginia 20186

Dear Ms. Monaco: .

Pursuant to the Fauquier County Government and Public School policy for implementation of the Public-Private Education Facilities and Infrastructure Act of 2002, Dominion Building Partners, LLC (DBP) is submitting nine (9) sets of an unsolicited conceptual PPEA proposal for the construction of the new Fauquier County High School along with a check in the amount of \$25,000.00 for the initial review fee. Please note that the information on page 13 is deemed confidential and proprietary to Dominion Building Partners, LLC (DBP) and we request that this information be excluded from public inspection and release under the PPEA and Virginia Freedom of Information Act.

One copy each of the PPEA proposal will also be delivered to Dr. J. David Martin and to Mr. Paul McCulla, The Fauquier County Administrator.

Respectfully submitted,



Richard W. Groux, Jr.  
Manager, Dominion Building Partners, LLC

**DOMINION BUILDING PARTNERS, LLC**

c/o Angler Development, LLC  
170 West Shirley Avenue, Suite 101  
Warrenton, Virginia 20186  
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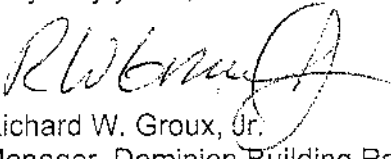
March 16, 2005

Mr. Paul McCulla  
Acting County Administrator  
Fauquier County Administration  
10 Hotel Street  
Warrenton, Virginia, 20186

Dear Mr. McCulla:

Enclosed please find one (1) copy of the unsolicited conceptual PPEA proposal for the new Fauquier County High School, as submitted from Dominion Building Partners, LLC (DBP). Nine (9) sets of the proposal and a review fee of \$25,000.00 have been delivered to Ms. Susan Monaco, Procurement Supervisor for Fauquier County. Please note that the information on page 13 is deemed confidential and proprietary to Dominion Building Partners, LLC (DBP) and we request that this information be excluded from public inspection and release under the PPEA and Virginia Freedom of Information Act.

Very truly yours,



Richard W. Groux, Jr.  
Manager, Dominion Building Partners, LLC

**DOMINION BUILDING PARTNERS, LLC**

c/o Angler Development, LLC  
170 West Shirley Avenue, Suite 101  
Warrenton, Virginia 20186  
(540) 349-5090  
Fax: (540) 349-2537

March 16, 2005

J. David Martin, Ed.D.  
Division Superintendent  
Fauquier County Public Schools  
320 Hospital Drive, Suite 40  
Warrenton, Virginia 20186

Dear Dr. Martin:

Dominion Building Partners, LLC is pleased to respond to the Fauquier County School Board resolution approved on April 29, 2004 to build a high school for Fauquier County students.

To address the need for a new high school in Fauquier County, Dominion Building Partners, LLC proposes to partner with Fauquier County Public Schools pursuant to the Virginia Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA) and corresponding procedures adopted by the Board. This letter transmits to you an unsolicited conceptual PPEA proposal to finance, design, and construct a new high school facility.

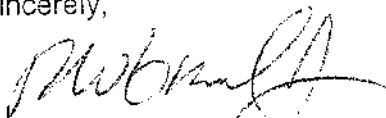
Dominion Building Partners, LLC has assembled a consortium of industry leaders and top professional firms to formulate and execute the plan presented in the proposal. Each team member is committed to the development of a first class high school. The core team members are: Angler Development, LLC, Warrenton, Virginia; Miller Brothers, Inc. (general contractors), Marshall, Virginia; and Daniel Cook & Associates, Inc. (architect) Ogden, Utah. The team is utilizing the innovative Affordable Building Concepts program developed by Daniel Cook and Associates ([www.affordablebuildingconcepts.com](http://www.affordablebuildingconcepts.com)).

In accordance with the PPEA guidelines, we enclose a certified check for \$25,000.00 as a proposal fee, and nine (9) sets of the proposal delivered to Ms. Susan Monaco, Procurement Supervisor for Fauquier County, per the PPEA procedure. Please note that the information on page 13 is deemed confidential and proprietary to Dominion Building Partners, LLC (DBP) and we request that this information be excluded from public inspection and release under the PPEA and Virginia Freedom of Information Act.

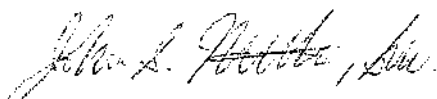
We trust that you will find our proposal to your satisfaction.

On behalf of our team, we are pleased to submit this proposal and look forward to talking with you and other appropriate officials about our proposal.

Sincerely,



Richard W. Groux, Jr.  
Manager, Dominion Building Partners, LLC



John G. Nettles, Sr.

## **Dominion Building Partners, LLC**

### **Executive Summary**

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#### **Pressing Needs, Creative Solutions**

The Fauquier County School Board is faced with several pressing challenges at its high school level:

- A rapidly growing student population.
- A need to develop and construct a new high school to accommodate the student growth in the County.

With the passage of the Virginia Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA) and the Board's adoption of PPEA procedures, a new avenue has opened to allow a private entity to partner with the Fauquier School Board to deliver needed education facilities in a timely and cost-effective manner.

The Dominion Building Partners, LLC (DBP) team proposes a comprehensive plan including:

- Design and construction of a new 1,200 student high school facility (a total building area of approximately 228,000 square feet) with student classroom capacity of 1,200 students and core student capacity of 1,500.

The Dominion Building Partners, LLC (DBP) team proposes that this comprehensive plan be financed through private debt and equity financing. It is contemplated that the Board will enter into a triple net lease for the use of the new school facility, with the Board being responsible for operating costs as it is with all other school facilities.

Dominion Building Partners, LLC (DBP) will provide the School Board with the following options:

- Lease
- Lease with purchase options
- Purchase completed school

#### **Benefits**

As noted above the Dominion Building Partners, LLC (DBP) team's proposal includes the development and construction of a new 1,200 student high school. There are many benefits that will result from this project. Highlights include:

- Complete package including private financing, design and construction, utilizing today's low-interest rates.

- Much-needed educational space to accommodate a rapidly growing student population.
- High-quality, energy-efficient structures designed to last, with reduced life-cycle costs.
- Promise of on-time delivery.
- Single point of contact responsible for fulfillment of all schedules and budgets.
- A competitive building cost of \$113.73 per square foot (approximately 227,880 x \$113.73 = \$25,916,093).

The Dominion Building Partners, LLC (DBP) team is exceptionally qualified to bring about this ambitious project:

- Angler Development, LLC  
170 West Shirley Avenue, Suite 101  
Warrenton, Virginia 20186  
President: John T. Hazel, III  
Executive V.P.: Steve Vento  
Rick Groux
- Miller Brothers Construction, Inc.  
4174 Old Stockyard Road  
Marshall, Virginia 20115  
CEO: Glenn F. Miller  
President: Keneth H. Miller  
John G. Nettles, Sr.
- Daniel Cook & Associates, Inc.  
2909 Washington Blvd.  
Ogden, UT 84401  
Partner: Mark Hillis  
Wes Stonehocker  
Rolland Lee

We do not take lightly the responsibility implied in making this proposal. Our team and our proposal are equal to this important task.

### **The Right Solution**

Fauquier County has a long and proud history of providing top-quality educational instruction. Current demands make it necessary that the School Board act quickly and responsibly in accomplishing the construction of a new high school. Dominion Building Partners, LLC (DBP) is committed to the Fauquier community and the future of its public school system and we would be proud to partner with the School Board to accomplish the School Board's objectives in an innovative and cost-effective manner in the design and construction of its third high school.

**Dominion Building Partners, LLC  
Responses for Fauquier High School Project**

**7.1.1 Qualifications and Experience**

**Paragraph 7.1.1.1.**

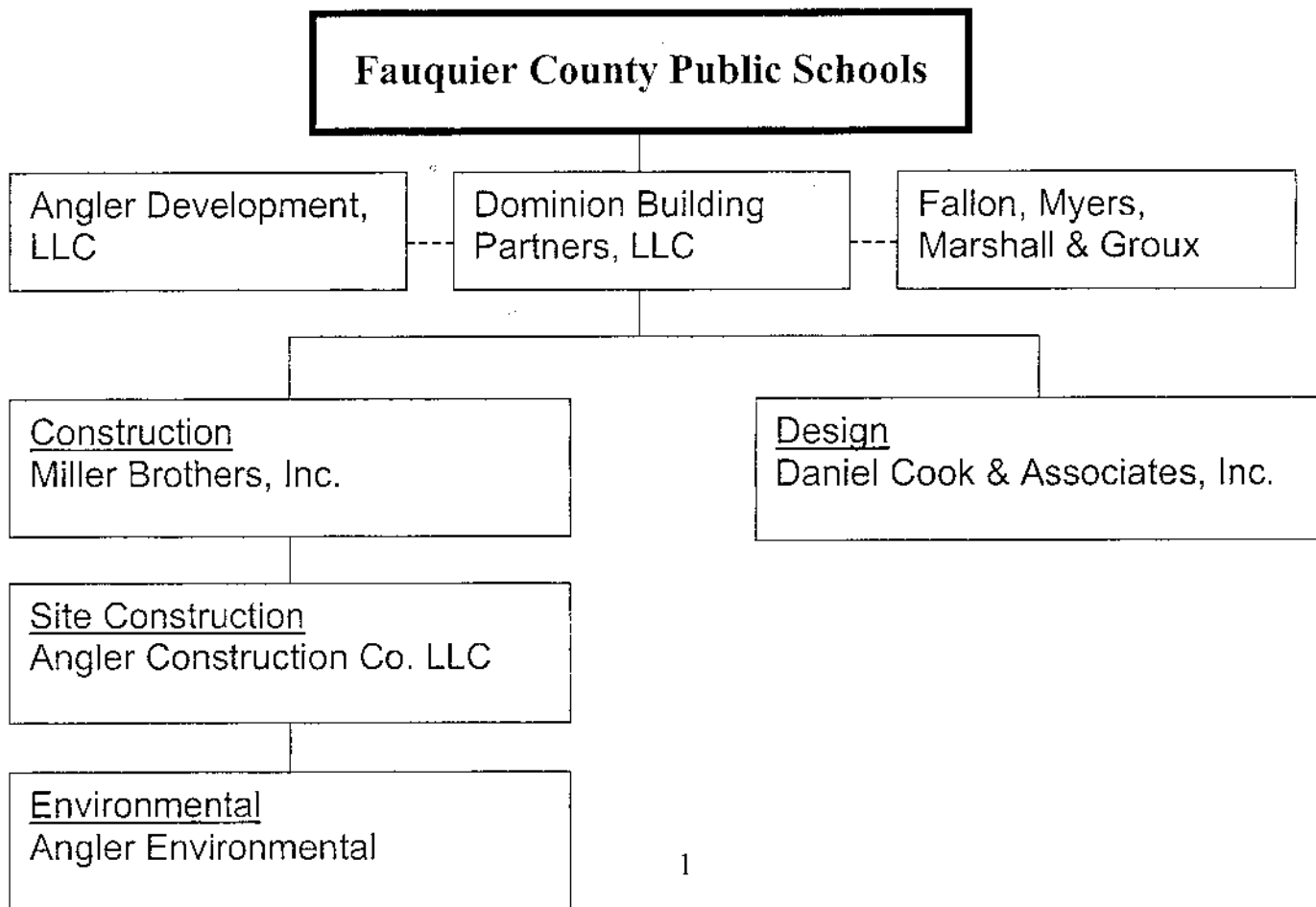
Legal Structure

Dominion Building Partners, LLC (DBP), a Virginia Limited Liability Company, has been established to act as the entity that would manage the overall development and construction of the new high school. DBP would be the manager of a limited liability company to be formed, as a special purpose entity, that would enter into any and all necessary contracts to build the school.

The primary contracts to be entered into would be with Daniel Cook and Associates (DCA) to provide complete architectural services and Miller Brothers, Inc. (MB) to provide complete general contracting services.

The members of Dominion Building Partners, LLC (DBP) are John T. Hazel, III, Richard W. Groux, Jr., BRS Partners, LLC, and Hat Trick Investments, LLC. The managers for DBP are John T. Hazel, III and Richard W. Groux, Jr. A copy of the financial statements for the members of DBP are available to review at the law firm of Fallon, Myers, Marshall & Groux, LLP, attention: Richard W. Groux, Jr.

Organizational Chart



## **Paragraph 7.1.1.2.**

### **Experience**

The team has worked together on various projects since 2002 and is underway on two additional projects in the Northern Virginia area. Angler Development (AD) and Miller Brothers, Inc. (MB) performed together on four projects, three in Fauquier County and one in Prince William (refer to pages 15 and 16 for details). MB and Daniel Cook & Associates (DCA) are performing together currently on projects in Culpeper and Loudoun Counties (refer to page 18 for details).

### **Angler Development (AD)**

AD is a full service land developer based in Warrenton, Virginia with extensive experience in raw land acquisition, master site planning, implementing improvements (road and utility infrastructure), construction management and property management. The combined talents at AD have developed and constructed a variety of residential, commercial and industrial projects throughout Northern Virginia. Working closely with staffs of the governing agencies, AD has been able to implement master plans of both VDOT and the County. AD is proud of its ability to lay the "cornerstone" of developments that fulfill the long-term goals of the company, the public and the end users. This team approach results in developments that consider what the property will be in 20-30, even 50 years from now, as a planning tool today.

Since 2001, AD has developed projects that have total aggregate value at build-out of over \$500,000,000.

### **AD Key Principals**

#### **John T. Hazel, III, President**

John "Jack" T. Hazel, III has been responsible for land development activities since his graduation from College in 1979. Jack served as President of William A. Hazel, Inc. (a 1500 employee site construction contractor) from 1989 to 1998. His ability to assess site development costs and implement innovative construction techniques when concealed conditions are revealed, remain unparalleled in Northern Virginia.

#### **Steve Vento, Executive Vice President**

Steve Vento, Executive Vice President brings over 25 years of construction and development experience to the Angler team. As the Executive Vice President of CDP Associates and Comprehensive Healthcare Development, Mr. Vento was responsible for the development and construction of medical facilities through the United States. His acumen in site acquisition, assembling the development team and implementation of disposition is evident throughout the Angler projects. Mr. Vento has day-to-day responsibility for the activities of the land development department, building construction division and the leasing and disposition team.

#### **Marsha Stumpo, Director of Operations & Finance**

Marsha Stumpo brings over 20 years of experience in the operations and financing to the Angler team. As the Director of Operations & Finance, Marsha has direct responsibility for Angler's accounting function and banking relationships. Marsha's ability to document and process AD's loans is exemplary in the industry. She and her staff have an ongoing transaction with a variety of financing institutions including Mercantile Bank, Wachovia Bank, BB& T and private investors. Her attention to detail has warranted numerous accolades from her peers.



#### Barry Avery, Land Development Manager

Barry Avery, Land Development Manager, brings over 20 years experience to AD. He was a superintendent for William A. Hazel, Inc. for over 10 years and Land Development Manager for The Peterson Companies for 7 years. His expertise includes land planning, civil engineering and construction related to site development. His field experience combined with his vast engineering knowledge results in practical and cost efficient developments.

#### David Repass, Senior Project Manager

David's position at AD is in the capacity of Senior Project Manager. He has been in the construction industry since 1988. His background includes supervision and management in the construction of medical, religious, educational, governmental and industrial facilities. David has been successful in coordinating general contractors with architects, structural, electrical and mechanical engineers. His main goals are to insure quality control of the design construction process and provide the clients with a finished product that maintains the integrity of the construction documents and implements the end users requirements.

### **Miller Brothers (MB)**

MB is a general contracting firm specializing in institutional, liturgical, commercial, and light industrial projects. The firm has been based in Northern Virginia since 1946 and is currently headquartered in Marshall, Virginia. MB employs 67 professional and skilled personnel and utilizes many quality subcontractors and suppliers to complete its team. Our team mission is to provide our clients with exceptional service, attention to detail, and uncompromising quality. We are able to support this mission by promoting a proactive and cooperative working relationship with each client that is reflected throughout MB project development and management process. MB maintains an atmosphere of open and direct communication while instilling efficient work methods in all levels of our services. These abilities enable us to provide superior construction services that result in satisfaction and pride of ownership for our clients.

Since 1997, MB performed in exemplary fashion by delivering 16 public and 6 private educational projects on time and within budget. New construction completed by the team of professionals at MB include public projects totaling more than 650,000 square feet and private projects of more than 180,000 square feet.

#### MB Key Principals

##### Glenn F. Miller, CEO

Glenn Miller has served in the construction industry for over 25 years. His expertise and knowledge enables him to provide an array of building options that maximize the design and cost relationship for the client. He has carefully developed and cultivated an impressive network of reliable and excellent subcontractors and suppliers over the years, which has proved to be one of the primary contributing factors to MB's success in the construction industry. He takes a proactive approach to maintaining the firm's reputation of honesty, quality craftsmanship and integrity.

#### Kenneth H. Miller, President

As President, Ken Miller oversees the internal operations of the company. Ken has over 23 years of experience in the construction industry. He works in the forefront of daily operations, visiting job sites and encouraging open communication with owners, architects, project superintendents and subcontractors alike. He is a driving force for excellence both during construction and after its completion, insuring that client satisfaction with the finished product continues after our work on site is over.

#### John B. Greenhalgh, VP Operations, Project Management

Vice President and Senior Project Manager John Greenhalgh has worked in the construction industry for over 20 years, joining MB in 1979. John is intimately familiar with all facets of commercial construction. Because of his reputation for completing his projects on time, strict control over costs, and hands-on management style, John has attracted an impressive number of repeat clients who know they will be rewarded with a high-quality end result to their project.

#### Philip M. Clark, VP Pre-Construction Services & Estimating

Phil Clark has been with MB since 1993. He is one of two senior project managers on staff, responsible for overseeing a diverse array of construction projects. Phil's background in construction includes 30 plus years of service, extensive experience with steel and tilt-up concrete structures, pre-engineered buildings, interior build-outs, and expertise in plumbing, pipefitting and mechanical systems.

#### John G. Nettles, Sr., VP Business Development

John G. Nettles, Sr., Vice President of Business Development, has recently joined our company in June of 2004 as a senior level executive. John's expertise is in planning, logistics coordination and leadership. He is a lieutenant colonel in the United States Marine Corps Reserve component and has served over 17 years on active duty as a commander and planner.

#### MB Safety Performance

It is MB policy to conduct all project operations with serious attention to achieving the maximum in safety conditions for everyone involved. Planning for safety begins with our pre-construction services and continues through project closeout. We retain the services of Priority One, Inc., a safety consultant with a proven track record and excellent reputation who conducts regular safety reviews of all active jobsites. Our written safety program meets all state OSHA requirements and our positive record of safety performance speaks for itself. MB maintains an excellent safety record with an experience modification rating for the past three years ranging from .71 in 2004 to .97 in 2002.

#### MB Project Management

MB's management approach begins with the assignment of an estimator to each project, along with a project executive who is a principal of the firm. The project executive and estimator coordinate the pre-construction phase which includes estimating, value engineering and preliminary construction scheduling. As the construction phase starts, responsibility for the project transfers to the project manager and a full-time field supervisor who is on site daily. The firm takes an aggressive approach to fine-tuning the means and methods of the construction process. Emerging technology and design practices are monitored by actively participating in the education process through various industry sources. Examples include supervisory training sponsored by Associated General Contractors of America, Virginia Tech management courses, manufacturers' seminars and various industry publications and journals.

## MB Quality of Work - Control Procedures

It is MB's mission to focus on the client as the most important asset of our company by providing exceptional value while encouraging leadership and a friendly, helpful spirit among our employees. We accomplish this mission through a team commitment to integrity, workmanship and communication. The key elements of MB's Total Quality Management (TQM) program are:

- Principal Involvement and Commitment
- Procedures for Identifying Client Requirements and Concerns
- Progress Tracking and Evaluation
- Opportunities for Adjustment and Improvement
- Education and Communication

## **Daniel Cook & Associates (DCA)**

DCA is a multi-faceted architectural services and engineering firm founded in 1975 under the direction of Daniel Cook – AIA. Dan graduated from Montana State University in 1972 with a BA in Architecture, and started his own construction company that same year. He has been a practicing architect since 1975, and has extensive experience with a broad variety of architectural projects and structures both as designer and builder. Dan is a registered architect in the 48 contiguous states, and the District of Columbia.

Since 1998, DCA has focused almost exclusively on the design of economically affordable, functional, and aesthetically pleasing buildings, with particular focus on educational facilities. DCA has now entered into design contracts with over 80 schools totaling more than 6 million square feet of educational space. In 2003 Dan brought in two partners, Mark Hilles and Don Mahoney, who together bring over 40 years of school design experience to the DCA team.

DCA is the design innovator of the Affordable Building Concepts (ABC) program in which schools are designed and constructed for lower initial investment than traditional design and construction methods, utilizing integrated systems that save in long-term utility and maintenance costs throughout the life of the building. ABC is one of the business development programs of DCA which markets our architectural and project development services to public and private schools and colleges throughout the United States

Through our integrated program, we can offer the lowest initial investment, fastest elapsed time to project completion, and a guaranteed level of quality not normally provided through traditional design-bid-build models of construction delivery.

## DCA Design Capabilities

The DCA team consists of a total of 86 employees, including (14) Architects, (41) Draftsmen, (2) Electrical Engineers, and (3) Mechanical Engineers providing us with the depth and breadth to successfully undertake a national design program. DCA utilizes state-of-the-art computer technology for all design and production purposes. Our software includes a customized version of Autodesk's Architectural Desktop Version 3.3, Autodesk's 3-D Studio Max, ArchiCAD 9.0, and Internet based plan review systems available for all clients. All DCA architects, designers and draftsmen are trained in the use of both 2D and 3D applications.

### DCA Key Principals

#### Mark Hilles, AIA, NCARB

Mark Hilles is a partner and Principal-in-Charge of DCA's Schools Program, and has been with the firm since 2000. Mark received his Bachelor of Architecture degree from the University of Texas in 1983, and has been practicing architecture since that time. Mark has designed a broad range of educational facilities throughout his career and will be Chief Architect on this project.

#### Wes Stonehocker, AIA, NCARB

Wes Stonehocker received his Bachelor of Architecture degree from the University of Idaho in 1979 and has been practicing architecture since that time. Wes has designed large (100,000 SF – 190,000 SF) schools throughout the United States including Virginia, Maryland, South Carolina, California, Washington, Oregon, Utah, Idaho, Colorado, and Arizona. Wes will be Lead Architect on this project.

#### Rolland Lee, Intern Architect

Rolland Lee received his Master of Architecture degree from the University of Nevada in 2002 with an emphasis on master planning and campus design. Rolland worked with the largest architectural design firm in Nevada; JMA Architects, designing large public schools (150,000 SF – 220,000 SF) for the fast growing city of Las Vegas. He has been working exclusively on educational projects since joining DCA in 2002. His projects have included multiple public schools including middle schools exceeding 130,000 SF in size, and a public technical college of 226,000 SF. Rolland will be Project Manager on this project.

Mark, Wes, and Rolland will be supported throughout the project by our in-house Mechanical and Electrical Engineers and drafting teams.

### DCA Professional Liability Insurance

DCA has full professional liability insurance coverage of \$1 million per incident, \$2 million aggregate. DCA has not had any claims for errors and omissions.

### Paragraph 7.1.1.3.

#### Past Projects

AD – See pages 15 and 16 of proposal  
MB – See pages 17 and 18 of proposal  
DCA – See page 19 of proposal

#### **Paragraph 7.1.1.4.**

##### **Personnel**

Key personnel are identified in the executive summary and abbreviated resumes are provided in paragraph 7.1.1.2.

Key points of contact for information requests are the following:

Angler Development, LLC  
170 West Shirley Avenue, Suite 110  
Warrenton, Virginia 20186

Steve Vento	(540) 349-5090	steve@anglerdevelopment.com
Shea Jones	(540) 349-5090	shea@anglerdevelopment.com
Richard W. Groux, Jr.	(540) 349-4633	grouxr@fallongroux.com

Miller Brothers, Inc.  
4174 Old Stockyard Road  
Marshall, Virginia 20115

Ken Miller	(540)364-6300	ken@millerbrothersinc.com
John Nettles	(540)364-7841	johnn@millerbrothersinc.com

Daniel Cook & Associates, Inc.  
2909 Washington Boulevard  
Ogden, Utah 84401

Mark Hilles	(801) 409-1060	mhilles@dcagroup.com
Rolland Lee	(801) 409-1050	rlee@dcagroup.com

#### **Paragraph 7.1.1.5.**

##### **Financial Statements**

Statements for the members of DBP are available for review in the offices of Fallon, Myers, Marshall and Groux, contact Rick Groux. Financial statements for Angler Development, Miller Brothers, Inc., and Daniel Cook & Associates, Inc. will be provided as a part of the detailed stage submission.

#### **Paragraph 7.1.1.6.**

##### **Conflict of Interest**

None.

**Paragraph 7.1.1.7.**

**Qualified Workers**

DBP and MB maintain current trade pricing information through an elaborate network of trade and supplier relationships in the Washington Metropolitan region. With respect to subcontractors and suppliers, we share our work only with qualified and responsible firms. DBP and MB maintain a database of over 1500 pre-qualified subcontractors that operate in the Northern Virginia area. DBP and MB conduct thorough background investigations on each subcontractor that includes both contractor and credit reference checks.

**Paragraph 7.1.1.8.**

**Form DGS-30-168**

To be submitted at the detailed stage submission.

**Paragraph 7.1.1.9.**

**Safety**

It is MB's and Angler Construction's (AC) policy to conduct all project operations with serious attention to achieving the maximum in safety conditions for everyone involved. Planning for safety begins with our pre-construction services and continues through project closeout. Our written safety program meets all state OSHA requirements and our positive record of safety performance speaks for itself.

## **7.1.2. Project Characteristics**

### **Paragraph 7.1.2.1.**

#### **Project Description**

Fauquier County New High School building of approximately 228,000 square feet, with student classroom capacity of 1,200 students, and core student capacity of 1,500 students.

The Projects Concept and Design is inspired by the historical context of the area and those great developers of the early American continent, men like Thomas Jefferson who where great self taught Architects. Our design draws from the Virginian style with design elements that read through with the same strength that Mr. Jefferson used so successful in his designs. We have taken the essence from those historical elements and used them in the conceptual design of the new Fauquier County High School.

The strength of material as used, the rhythm of the repeating form, the large massive elements that read as strength and stability, yet with the balance of bringing in reduced scaled elements to bring the mass to human scale. This metaphor then represents the beginning to bring the learning from vast knowledge to personal conviction which is the model of today's young learner; as they shift through huge amounts of information, in order to extract and learn the essential and disregard or set aside the non-essential. The success of a child in today's world culture is dependent on the ability to organize and determine what information is critical to keep, and what to discard.

The building is designed to capture the minds of students of the possibility of the future and yet respecting the historical context of the past. This is done in a manner that does not create a cookie cutter copy of the present.

All of this is done in a framework of responsible architecture, in a manner that we as Architects are partners with the community to build cost affordable buildings and not monuments to self. As good stewards to the larger society context we are able to create designs that meet the societal needs and also are able to create great aesthetic exteriors in a manner that responds to cost and affordability. This is all done while not reducing the quality of buildings construction or sacrificing the quality of materials.

We do this with a mind set to provide a shell that will encapsulate an environment that promotes structured and informal learning, to propel our children to the heights of success. Not that a building can necessarily promote growth and development of a child, but a poorly design and poorly constructed one can certainly deter the ability of a student to learn or at least learn effectively.

We believe we have created a design that has elegant simplicity that allows efficient functionality in a manner that embraces the past while looking forward to the future. It is timeless architecture while providing that built environment that allows great learning.

#### Specific Design Elements:

- School-in-School Concept done by creating Conceptually Built Building Blocks of Functional Activities that become the Design Wings: Performing Arts Wing, Athletic Wing, Administration Wing, Instructional Media and Reading Wing, and the Grades; 9<sup>th</sup> Grade Area, 10<sup>th</sup> Grade Area, 11<sup>th</sup> Grade Area, 12<sup>th</sup> Grade Wing (which are all flexible to change as Grade sizes fluctuate)
- The Design Allows for the School-in-School and the Team Teaching Approach, or the traditional of grouping like subjects together, eg. Math all in one area, all English and relating to English in one area, etc.
- The Performing Arts wing is developed with a High Level of Stage Performance Design Methodology – Lighting, Acoustics, Sound, etc.
- 1,200 Seat Performing Arts Auditorium
- 1,900 Seating Capacity Main Competition Gymnasium
- One Main Competition Court and Two Full Size Practice Courts
- 150 Seating Capacity Auxiliary Gym with One Court
- 400 Seating Capacity in Commons Eating area with additional connecting outside eating area
- Commons eating area with vaulted ceiling flows from inside to outside area creating a open feel
- Outside eating area with amphitheater
- 34 General Classrooms
- 11 Computer Labs
- 3 Art Rooms
- 2 Music Rooms
- 5 Health/Driver's Ed/Physical Ed
- 13 Additional Class Rooms
- Career and Technical Education, Special Needs Classrooms
- The Building Security is a critical design element for access control and security management – please see drawing in appendix (page 6 of appendix) as a Security Concept

#### **Paragraph 7.1.2.2.**

##### County Work

DBP will work with the County and the School Board to identify any work those entities need to perform.

#### **Paragraph 7.1.2.3.**

##### Required Permits and Approvals

The applicant will work jointly with the County and the Fauquier County School Board in obtaining all necessary federal, state and local permits necessary to construct the new high school.



#### **Paragraph 7.1.2.4.**

##### **Adverse Impacts**

The applicant is not aware of any adverse impacts associated with the identified high school site on Route 605, Mt. Sterling Farm. The applicant will work with the County and Fauquier County School Board to mitigate any potential adverse impacts.

#### **Paragraph 7.1.2.5**

##### **Positive Impacts**

The Fauquier County School Board has identified all the positive social, economic, environmental and transportation impacts regarding the Route 605, Mt. Sterling Farm site.

#### **Paragraph 7.1.2.6.**

##### **Proposed Schedule**

Design Development / Produce Construction Drawings	May 05 - Oct 05
Permitting Phase	Nov 05 - Jan 06
Construction Phase	Feb 06 - Jul 07

#### **Paragraph 7.1.2.7.**

##### **Contingency Plans**

DBP will work with the Fauquier County School Board in adopting necessary contingency plans if the high school is not opened on schedule.

#### **Paragraph 7.1.2.8.**

##### **Allocation of Risk and Liability**

DBP will deliver the new high school on time and within budget.

#### **Paragraph 7.1.2.9.**

##### **Ownership, Legal Liability, Law Enforcement and Operation**

DBP intends to own the facility with a lease-back to the Fauquier County School Board. DBP is not aware of any restrictions under a lease option.

**Paragraph 7.1.2.10.**

**Phased Openings**

DBP proposes to deliver and open the entire school at one time unless the Fauquier County School Board requests a phased opening.

**Paragraph 7.1.2.11**

**Applicable Standards**

Our design will fully comply with IBC 2003, IPC 2003, IMC 2003, NEC 2002, all applicable NFPA codes, and all applicable state and local building codes including Fauquier County Public School District standards.

### 7.1.3. Project Financing

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*Confidential – Not Releasable Under VFOIA*

**Paragraph 7.1.3.3.**

Assumptions

Not applicable.

**Paragraph 7.1.3.4.**

Risk Factors

DBP will evaluate accordingly and submit at the detailed stage submission.

**Paragraph 7.1.3.5.**

Local, State or Federal Resources

See paragraph 7.1.3.2.

**Paragraph 7.1.3.6.**

Underlying Support and Commitment required by the County

DBP, as a condition for financing, would require the Fauquier County School Board to enter into a long term lease.

**7.1.4 Project Benefit and Compatibility**

DBP's proposed new high school and associated finance options will save Fauquier County taxpayers millions of dollars and allow for resources to be reallocated to other school projects.

**Angler Development Project Overview  
Recent and Current Development Projects**

<u>Project Name</u>	<u>Location</u>	<u>Type of Project</u>	<u>Project Value</u>	<u>Description</u>
Augusta Center	Loudoun County	Commercial	\$4,400,000.00	19,500' Multi-Tenant Retail Center on Rt. 7
Bishops Run	Fauquier County	Residential	\$11,400,000.00	99 Single Family Attached and Detached Building Lots
Bluemont Commercial	Spotsylvania County	Commercial	\$2,600,000.00	10,500' Multi-Tenant Facility - 8,500' Daycare, 2,000 Commercial
Carriage Lane*	Warrenton VA	Commercial	\$7,600,000.00	30,000' Class A Office Building and 8,500' Daycare Facility
Cedar Crest	Loudoun County	Residential	\$47,000,000.00	162 3-acre Single Family Estate Building Lots - Builders Include Equiry Homes, NV Homes and Washington Homes
Crosscreek	Fauquier County	Commercial	\$25,090,560.00	30-acre Retail Shopping Center
Liberty Station*	Fauquier County	Commercial	\$25,000,000.00	16-acre Mixed Use Work/Live Project on Rt 17
North Ridge	Culpeper County	Residential/Commercial	\$24,250,000.00	300 Single Family Detached Building Lots, 158 Multi-Family Apartment Units, and 17-acre Retail Shopping Center
Powell/Kim Assemblage	Culpeper County	Residential	\$58,080,000.00	312 Multi-Family Apartment Units, 80 Townhome Units and 55 Single Family Detached Building Lots
Powell	Culpeper County	Commercial	\$12,196,800.00	22-acre Retail Shopping Center on Rt 29
Warrenton Gateway*	Fauquier County	Commercial	\$3,700,000.00	6,000' Multi-Tenant Facility and IHOP Gound Lease
White's Mill	Fauquier County	Residential	\$14,310,000.00	161 Single Family Detached Building Lots and 20-acre Wetlands Bank
North Rock Plaza	Fauquier County	Commercial	\$7,200,000.00	4 Building Commercial Campus, Includes 9,300' Retail Center and 40,000' of Class A Office Space Across Three Buildings
Sycamore Springs	Fauquier County	Residential	\$1,170,000.00	9 2-acre Single Family Detached Building Lots
				6-acre Commercial Developmen t At Corner Of Prince William Pkwy and Minnieville Road, 10,500' Daycare Facility, 12,000' Long and Foster Class A Office Building, and Four 1-acre Commercial Building Lots
Hedgewood	Prince William County	Commercial	\$4,000,000.00	

\* AD and MB joint projects

**Angler Development Project Overview (continued)**  
Recent and Current Development Projects

Fields of Jeffersonston	Culpeper County	Residential	\$1,560,000.00	13 2-acre Single Family Detached Building Lots
Lee's Hill	Spotsylvania County	Commercial	\$2,900,000.00	10,500' Multi-Tenant Facility - 8,500' Daycare, 2,000 Commercial
Taylor Bott	Stafford County	Industrial	\$4,500,000.00	25-acre Industrial Development On Route 1 - 80,000 CL Barnes Furniture Warehouse, Balance Is Flex Warehouse Space
Randolph Ridge*	Prince William County	Industrial	\$7,200,000.00	16,000' Class A Office and 10,000' Construction Shop Located At Intersection Of Rt 66 and Prince William Parkway

**Recent, Current and Future Land Banking Projects**

Centreville Farms	Fairfax County	Residential	\$9,000,000.00	Pulte Homes - Completed
Clifton Grove	Fairfax County	Residential	\$5,400,000.00	Pulte Homes - Completed
Ridings at Blue Springs	Fairfax County	Residential	\$9,800,000.00	Pulte Homes - Completed
Laurel Hills North	Fairfax County	Residential	\$3,600,000.00	Equity Homes - Completed
Crosen Road	Loudoun County	Residential	\$8,880,000.00	Pulte Homes - Active
Alford Property	Loudoun County	Residential	\$3,000,000.00	Washington Homes - Active
Church Property	Loudoun County	Residential	\$1,300,000.00	Washington Homes - Feasibility
Claude Moore Property	Loudoun County	Residential	\$4,375,000.00	Washington Homes - Feasibility
Dominion Valley 2	Loudoun County	Residential	\$9,000,000.00	Toll Brothers - Feasibility
Great Marsh	Fauquier County	Residential	\$11,000,000.00	Toll Brothers - Feasibility
Tall Cedars	Loudoun County	Residential	\$12,000,000.00	Pulte Homes - Feasibility
Vienna Metro	Fairfax County	Residential	TBD	Pulte Homes - Feasibility On Portion Of \$88,000,000 Land Bank
Hoppyard	King George County	Residential	\$70,000,000.00	NV Homes - Feasibility

\* AD and MB joint projects

# Miller Brothers, Inc.

## Completed Educational Projects

Project	Year completed	Project City	Project County	Size of	Type of building	Completion Time	Value	Owner	Architect
Audum Middle School	2004	Warrenton	Fauquier	115,215	new middle school	14 months	12,920,968	Fauquier County Public Schools	Samahri & Associates
St. Veronica School and Parish Center	2004	Charlottesville	Fairfax	65,000	new school and parish center	18 months	9,491,000	Catholic Diocese of Arlington	O'Brien & Keane Architects
Rainbow Daycare Center	2004	Centerville	Fairfax	8,818	new school, daycare center	6 months	1,976,598	Rainbow Daycare Center, Inc.	Design Concepts, Inc.
Lorton Station Elementary School	2003	Lorton	Prince William	101,922	new school	14 months	9,779,000	Fairfax County Public Schools	Architecture, Inc.
Bishop O'Connell High School Phase I	2002	Arlington	Arlington	8,300	high school addition	8 months	1,890,151	Catholic Diocese of Arlington	Shearman, Rahm, Eustice & Assoc.
Children of America Daycare	2002	Warrenton	Fauquier	8,500	stick-built, one-story building	6 months	700,000	Carriage Lane, LLC	Raphael Architects, PC
Dogwood Elementary School	2002	Reston	Fairfax	98,000	new school with offices, gym, classrooms, auditorium, etc	under 11 months	9,600,000	Fairfax County Public Schools	In-house by Owner
Liberty High School Greenhouse	2002	Warrenton	Fauquier	1,800	new greenhouse addition	4 months	192,327	Fauquier County Schools	-
Marshall Middle School Addition	2002	Marshall	Fauquier	30,000	classroom addition, gym & sitework	4 months	4,236,474	Fauquier County Govt & Public Schools	Moseley, Harris & McClintock
Patrick Henry College Dorm #5	2002	Purcellville	Loudoun	25,400	four-story dormitory building, no sitework	6 months	3,221,880	Patrick Henry College	Settles Associates, Inc.
St. William of York	2002	Stafford	Stafford	23,531	addition of classrooms, gymnasium and admin offices	9 months	3,096,850	Catholic Diocese of Arlington	O'Brien & Keane Architects
Highland School Library Addition	2001	Warrenton	Fauquier	17,500	classroom and library addition	8 months	1,575,840	Highland School	CWE, Inc
Langley School Gymnasium	2001	McLean	Fairfax	26,562	new gymnasium and athletic center	14 Months	3,903,803	Langley School Trustees	Bowie Gridley Architects
McNair Elementary School	2001	Henrico	Fairfax	98,625	new school	14 months	11,045,286	Fairfax County Public Schools	Architecture, Inc
Wakefield Country Day School	2001	Huntley	Rappahannock	0	for modular classroom	11 months	10,000	Wakefield Country Day School	-
Rappahannock High School	2000	Rappahannock	Rappahannock	0	addition	11 months	3,808,094	Rappahannock County Public Schools	Hayes Large Architects
St. Francis of Assisi, Phase II (School)	2000	Triangle	Prince William	32,680	addition of educational center with gym, classrooms, library, computer lab, capacity, administrative offices, cafeteria, stage and meeting rooms. Award winning design recognized for open-space courtyard and natural light and clerestory design.	12 months	3,989,246	Catholic Diocese of Arlington	Frank Schlesinger Associates Architects
Wakefield School, Phase II	2000	The Plains	Fauquier	20,000	three-story classroom	9 months	1,700,000	Wakefield School	WACRP, Inc.
Walnut Grove Child Care Center	2000	Haymarket	Prince William	7,000	One-story child care center	5 months	591,518	Lode & Jennifer Holtslag	RUG Architecture
Warren County Middle School	2000	Front Royal	Warren	97,000	slab on grade with steel shell, masonry veneer	12 months	4,597,000	Warren County Public Schools	Alan E. Adler, AIA
Calverton Elementary School Gym	1999	Lensburg	Loudoun	8,500	Addition including gymnasium, bath & admin offices	12 months	1,162,000	Loudoun County Public Schools	IISSA, Inc. Architects
Friedmont Child Development Center	1999	Upperville	Fauquier	7,500	One-story daycare	9 months	1,146,801	Friedmont Child Care Center	Earth Design Associates Architects
St. Theresa Catholic School Addition	1999	Ashburn	Loudoun	18,000	classroom & admin office addition	10 months	1,609,500	Catholic Diocese of Arlington	O'Brien & Keane Architects
Holy Cross Academy	1998	Stafford	Stafford	42,000	One-story academic building with gym	11 months	3,111,000	Catholic Diocese of Arlington	O'Brien & Keane Architects
Coleman Elementary School	1997	Marshall	Fauquier	18,000	classroom & gym addition	8 months	1,600,000	Fauquier County Schools	Moseley, McClintock Group Architects
Langley School Middle School Building	1997	McLean	Fairfax	28,000	Three-story classroom building	12 months	2,454,000	Langley School Trustees	Howie Gridley Architects
Park View High School - Science Addition	1997	Stafford	Loudoun	8,000			0	Loudoun County School Board	Samahri Associates, P.C.

**Miller Brothers, Inc.**  
**Work in Progress - Educational Projects**

<b>Project</b>	<b>Year completed</b>	<b>Project City</b>	<b>Project County</b>	<b>size of</b>	<b>type of building</b>	<b>Completion Time</b>	<b>\$ value</b>	<b>owner</b>	<b>architect</b>
Culpeper High School *		Culpeper	Culpeper	25,000	new two-story building with 24 classrooms	8 months	2,298,148	Culpeper County Public Schools	DCA
Patrick Henry Student Life Center*		Purcellville	Loudoun	123,772	new three-story building with multi-purpose gym, fitness and meeting areas	14 months	11,976,148	Patrick Henry College	DCA
The Compass School		City of Manassas	Prince William	15,526	new one-story school with 10 classrooms and 2 infant rooms	10 months	2,054,166	Chickaree Holdings of Manassas	Design Concepts Architects

\* MB and DCA joint projects



**Recent\* Daniel Cook & Associates, Inc. Educational Projects**

<u>Project Description</u>	<u>Location</u>	<u>Size (SF)</u>	<u>Project Status</u>
Private Jr/Sr High School	Lakeland, IN	59,800	Completed - 2000
Private K-12 School	Klamath Falls, OR	66,600	Completed - 2002
Private K-12 School	Gastonia, NC	52,314	Completed - 2002
Private Jr/Sr High School	Riverdale, UT	64,892	Completed - 2002
Private K-12 School	Johnson City, TN	65,582	Completed - 2003
Private K-12 School	Salisbury, MD	60,900	Completed - 2003
Public K-8	Sheridan, OR	84,071	Completed - 2004
Private K-12 School	Gig Harbor, WA	65,174	Completed - 2004
Private University - Athletic Facility	Greenville, SC	88,321	Completed - 2004
Private High School	Crownsville, MD	98,393	Under Construction
Public Middle School	Darlington, SC	134,896	Under Construction
Public Middle School	Hartsville, SC	138,328	Under Construction
Public Technical College	Florence, SC	224,780	Out to Bid
Private High School - Athletic Complex	Annapolis, MD	83,746	In Construction Documents
Private College Library & Technical Center	Hartsville, SC	38,500	In Construction Documents
Private College Student Life Center	Purcellville, VA	102,772	In Construction Documents

**\*Since the Affordable Building Program began in 1998**